

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

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### **Development Review Committee Meeting** **October 25, 2010**

#### **Members Present:**

Brad Cornelius-Chairperson/Director of Planning & Development, Aimee Webb-Vice-Chairperson, Dan Hickey-Villages Public Safety, Chris Wert-Public Works, Rolland Shrewsbury-Environmental Health, Nicole Stalder-County Engineer, and Sandy Cassels-Secretary

The meeting convened at 2:00 P.M.

#### **Approval of Minutes:**

The minutes from the September 27, 2010, DRC meeting were still not available. The minutes from the October 11, 2010, DRC meeting were approved as submitted.

#### **New Business:**

##### **VOS – Unit 176 – Major Development – Preliminary/Engineering Approval**

Property Location: Pinellas Place between Units 175 & 177/The Villages

Jeff Head, Farner Barley & Associates, representative for the applicant, was present and requested preliminary/engineering approval to develop a 179-unit subdivision and related infrastructure on 40.39 acres MOL.

Ms. Webb confirmed the applicant received her comments. Mr. Head stated he had received them and they will be addressed.

Ms. Webb stated Sumter County Fire Services had no comments.

Mrs. Stalder confirmed the applicant received her comments. Mr. Head requested to have further discussion after the DRC meeting.

Mr. Hickey, Mr. Cornelius, Mr. Wert, and Mr. Shrewsbury had no comments.

Ms. Webb made a motion to recommend approval of the preliminary/engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

**VOS – Sanibel Postal Park & Neighborhood Recreation Center (NRC) – Major Development – Preliminary/Engineering Approval**

Property Location: Pinellas Place directly south of Megan Villas/The Villages

Jeff Head, Farner Barley & Associates, representative for the applicant, was present and requested preliminary/engineering approval to construct a postal park and neighborhood recreation center (NRC) on 1.49 acres MOL.

Mr. Cornelius stated there was a mistake on the agenda description for this project. The agenda reads “Construct a water treatment plant and related infrastructure,” and should read, “Construct a postal park and neighborhood recreation center (NRC) and related infrastructure.”

Ms. Webb confirmed the applicant received her comments. Mr. Head stated he had received them and they will be addressed.

Ms. Webb stated Sumter County Fire Services had no comments.

Mrs. Stalder confirmed the applicant received her comments. Mr. Head requested to have further discussion after the DRC meeting.

Mr. Wert confirmed the applicant received his comments and would discuss them after the DRC meeting.

Mr. Cornelius, Mr. Hickey and Mr. Shrewsbury had no comments.

Ms. Webb made a motion to recommend approval of the preliminary/engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

**VOS – CSU Water Treatment Plant No. 1 – Major Development – Preliminary/Engineering Approval**

Property Location: Bonifay Golf Course/The Villages

Lee Clymer, Farner Barley & Associates, representative for the applicant, was present and requested preliminary/engineering approval to construct the Central Sumter Utility (CSU) Water Treatment Plant No. 1 and related infrastructure on 1.40 acres MOL.

Ms. Webb confirmed the applicant received her comments. Mr. Clymer stated he had received them and they will be addressed.

Ms. Webb stated Sumter County Fire Services had no comments.

Mrs. Stalder confirmed the applicant received her comments. Mr. Clymer requested to have further discussion after the DRC meeting.

Mr. Wert confirmed the applicant received his comments and would discuss them after the DRC meeting.

Mr. Cornelius, Mr. Hickey, and Mr. Shrewsbury had no comments.

Ms. Webb made a motion to recommend approval of the preliminary/engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

**VOS – Charlotte Court -- Major Development – Preliminary/Engineering Approval**

Property Location: South of Pinellas Place to Hillsborough Trail/The Villages

Lee Clymer, Farner Barley & Associates, representative for the applicant, was present and requested preliminary/engineering approval to construct 0.73 miles of roadway.

Mrs. Stalder confirmed the applicant received her comments. Mr. Clymer requested to have further discussion after the DRC meeting.

Mr. Wert confirmed the applicant received his comments and would discuss them after the DRC meeting.

Mr. Cornelius, Ms. Webb, Mr. Hickey, and Mr. Shrewsbury had no comments.

Ms. Webb made a motion to recommend approval of the preliminary/engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

**Compost USA -- Major Development – Conceptual Plan Approval**

Property Location: C-48/Center Hill

Dr. Hasan, and Glen Stewart, representatives for the applicant, were present and requested conceptual plan approval to construct a compost company.

Miguel Garcia and Jennifer Deal, Tetra Tech, County Consulting Hydrogeologist, were also present to discuss their comments with the applicant.

Mr. Cornelius explained the request is for a Conditional Use Permit, which requires compatibility with the surrounding property. If the request is approved by all boards it will require an Operating Permit.

Ms. Webb confirmed the applicant received her comments and Dr. Hasan stated they will be addressed.

Ms. Webb stated Sumter County Fire Services had no comments.

Mr. Hickey confirmed the applicant received his comments and Dr. Hasan stated the comments would be addressed.

Mr. Shrewsbury confirmed the applicant received his comments and Dr. Hasan stated the comments would be addressed.

Mr. Wert confirmed the applicant received his comments and Dr. Hasan stated the comments would be addressed. Mr. Cornelius discussed with Mr. Stewart the new traffic analysis and having to add turn lanes if the traffic analysis requires it.

Ms. Deal confirmed the applicant received Tetra-Techs comments and discussed the residence within 4000' of the property, the odor, and clarifying the surrounding property zoning and Future Land Use.

Mr. Cornelius discussed the special use permit already in place on the subject property, in regards to having the Conditional Use Permit replace the Special Use Permit. Mr. Fisher, Shelly Septic System, stated the decision would be made at a later date. Mr. Cornelius also discussed issues related to their company facility located in Marion County.

Ms. Webb made a motion to table the request pending re-submittal of the plans. Mr. Hickey seconded the motion, and the motion carried.

Ms. Webb made a motion to adjourn at 2:32 P.M. Mr. Hickey seconded the motion, and the motion carried.